

## EXHIBIT A

### Island County Comprehensive Plan

....

#### GENERAL LAND USE POLICIES

....

##### *List of Maps*

<i>Map A Island County Planning Areas</i> .....	23
<i>Map B Island County Joint Planning Areas</i> .....	27
<i>Map C Island County Aviation Impact Areas</i> .....	37
<i>Map E Island County Mineral Resources</i> .....	51
<i>Map G Island County Flood Plains</i> .....	55
<i>Map H Island County Steep/Unstable Slopes - <u>RESERVED</u></i> .....	56
<i>Map I Island County Aquifer Recharge Areas</i> .....	57
<i>Map J <u>Island County Fish and Wildlife Habitat Conservation Areas</u><sup>1</sup></i> .....	N/A
<i>Map K Future Land Use Plan Map - North Whidbey</i> .....	113
<i>Map L Future Land Use Plan Map - Central Whidbey</i> .....	115
<i>Map M Future Land Use Plan Map - South Whidbey</i> .....	117
<i>Map N Future Land Use Plan Map - Camano Island</i> .....	119

....

**Map J Island County Fish and Wildlife Habitat Areas – See Best Available Science Report: The Watershed Company and Parametrix. January 31, 2014. Best Available Science and Existing Conditions Report of Island County’s Fish and Wildlife Habitat Conservation Areas.**

....

#### **GENERAL OVERLAYS AND CRITICAL AREAS**

In addition to the Mineral Lands Overlay for resource lands, Island County has other overlays and critical areas designations to serve various purposes. They are the: Potential UGA Expansion.

---

<sup>1</sup> See the following document: *The Watershed Company and Parametrix. January 31, 2014. Best Available Science and Existing Conditions Report For Island County's Fish and Wildlife Habitat Conservation Areas (on file with Island County Planning and Community Development*

....

## **Fish and Wildlife Habitat Conservation Areas Overlay**

### **Definition:**

Land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created.

### **Designation Criteria:**

Areas outside of the Shorelines Overlay that exhibit the following features:

- A. Areas with which species listed as endangered, threatened, and sensitive by federal or state government have a primary association.
- B. Lakes, ponds, streams, inland waters, and underground waters, not otherwise regulated as wetlands.
- C. State natural area preserves and natural resource conservation areas, and State wildlife areas, where established.
- D. Habitats and species of local importance when nominated and designated.

The following Fish and Wildlife Habitat Conservation Areas are generally found within the jurisdiction of Island County's Shoreline Master Program:

- A. Areas with which endangered, threatened, and sensitive marine species have a primary association.
- B. Commercial and recreational shellfish areas.
- C. Kelp and eelgrass beds.
- D. Herring, smelt, and other forage fish spawning areas.

....

## **GENERAL LAND USE POLICIES**

....

## **Fish and Wildlife Habitat Conservation Areas Overlay**

### **Goal:**

**To protect fish and wildlife habitat areas.**

### **Policies:**

- A. Protect habitats and species designated within the Fish and Wildlife Habitat Conservation Areas Overlay, particularly:
  - 1. Areas with which species listed as endangered, threatened, or sensitive by federal or State governments have a primary association.

2. Lakes, ponds, streams, inland waters, and underground waters.
  3. State natural area preserves, natural resource conservation areas, and State wildlife areas.
- B. Develop specific criteria and processes to nominate, designate, and classify habitats and species of local importance, particularly those habitats and species that are not otherwise protected by federal, State, or local regulations and protection programs, which are vulnerable to loss or alteration. Ensure management recommendations are provided for habitats and species of local importance, and that conservation is monitored over time. In developing and implementing such designation and monitoring efforts consider:
1. Manage to preserve scarce and rare habitats, such as prairies and old-growth forests. Consider prairies and their associated flora and fauna for designation as Habitat of Local Importance.
  2. Periodically review the list of species and habitats identified by State agencies as priority species and habitats in the State that occur in Island County and determine if they should be considered Habitats and Species of Local Importance. Such species and habitats should be considered for designation as Habitats and Species of Local Importance when it can be shown that there are gaps in other regulations and programs designed to protect priority species and habitats.
- C. Ensure natural processes and ecosystem functions are maintained between Fish and Wildlife Habitat Conservation Areas Overlay and the Shorelines Overlay in order to protect marine and freshwater habitats and species, particularly:
1. Areas where endangered, threatened and sensitive marine species have a primary association.
  2. Commercial and recreational shellfish areas.
  3. Kelp and eelgrass beds.
  4. Herring, smelt, and other forage fish spawning areas.
- D. Periodically review and update designations as new information on species viability and habitat needs becomes available.
- E. Conserve habitats necessary for continued reproductive success of designated species.
1. Protect elements necessary to the survival of designated species, including habitat areas such as nests, breeding areas, nurseries from disturbance during critical life cycle periods.
  2. Encourage enhancement of degraded habitat areas.
  3. Based on the recommendations of Biological Site Assessment or Habitat Management Plan, provide physical buffers or timing restrictions around specific habitat areas used by designated species commensurate to the seasonal use of the area (where that is the case), the sensitivity of the

species and habitat, the relative importance of the species and habitat, and the intensity of proposed and actual uses.

4. Landscaping, screening, or vegetated buffers required through development review should retain, salvage, or re-establish native vegetation.
  5. Discourage use of non-native or invasive plant species.
  6. Encourage the provision of corridors and networks of native vegetation between protected habitat areas to minimize isolating and fragmenting designated wildlife habitat. Incorporate natural resource lands supporting uses such as forestry and agriculture into wildlife corridors and networks. The Illustrative Habitat Conservation Concept in the Parks and Recreation Element identifies corridors that include habitats and species as well as public and other conservation lands. Map 2 in Parks and Recreation Element may be consulted in development reviews such as in State Environmental Policy Act documentation and in program implementation such as current use taxation implementation.
  7. Consult with state and federal agencies when making wildlife management and protection decisions.
  8. Develop and implement programs to identify, restore, rehabilitate, and acquire important habitat areas.
- F. Protect all lakes, ponds, streams, inland waters, marine shorelines, and underground waters.
1. Ensure the design of new and replacement on-site sewage systems meets the minimum requirements outlined in ICC 8.07C and are designed and located so as to discharge sewage effluent as far as possible from critical areas and their buffers.
  2. Require buffers for new development adjacent to streams to protect ecological functions. Where critical area protections overlap, the most protective regulations should control. For example, where a stream buffer and a wetland buffer overlap, the regulated buffer should extend to the outer width of the more extensive required buffer.
  3. Require preparation of farm plans for new agriculture uses in the Commercial Agriculture land use district.
  4. Require implementation of best management practices for new and existing agricultural activities.
- G. Upon approval by the Washington State Department of Ecology, Island County's updated Shoreline Master Program shall be used to protect Fish and Wildlife Habitat Conservation Areas in the Shoreline Overlay including near-shore habitats, including commercial and recreational shellfish areas; kelp and eelgrass beds; herring and smelt spawning areas. Until approved by the Department of Ecology, Fish and Wildlife Habitat Conservation Areas shall be

protected by all applicable policies the Comprehensive Plan, and by those regulations contained in Chapter 17.02 ICC.

- H. When a critical area lies in the Shorelines Overlay but its buffer falls outside of shoreline jurisdiction, the buffer is subject to Fish and Wildlife Habitat Conservation Areas Overlay policies.
- I. Proposed uses, activities, and alterations inside the Fish and Wildlife Habitat Conservation Areas Overlay that impact habitats and species inside shoreline jurisdiction are subject to Fish and Wildlife Habitat Conservation Areas Overlay policies, and steps should be take to minimize, avoid, or eliminate such impacts.
- J. Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.
- K. Protect landscape level processes that indirectly or directly affect Fish and Wildlife Habitat Conservation Areas by implementing low impact development, stormwater, water quality clearing and grading, steep slope, and tree retention policies, regulations, and plans.
- L. Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.
- M. Regulation of these areas will take into consideration the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.
- N. Promote incentives to conserve and restore habitats, including:
  - 1. Include incentives for habitat enhancement in Fish and Wildlife Habitat Conservation Areas regulations.
  - 2. Update and maintain a habitat corridor map to direct programs and funding to landscapes that connect Fish and Wildlife Habitat Conservation Areas.
  - 3. Update the Open Space Current Use Public Benefit Rating System to prioritize rare and valuable habitats and species that are at risk of alteration or loss and that lack regulatory protection. Ensure the program includes clearly defined outcomes and measurable and verifiable requirements.
- O. Ensure the County coordinates its own programs with those of other public and private organizations to enhance management of Critical Areas in Island County.
- P. When considering changes to development regulations and planning policies consideration should be given to policies and regulations which encourage the creation, linkage and maintenance of large blocks of uninterrupted forest cover.
- Q. When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature

and circumstances of the violation and the damage or risk to private and public resources.

....

## **NATURAL LANDS ELEMENT**

....

Open Space Corridors. The protection or conservation of individual areas of wildlife habitat are not sufficient for the protection of many species. These species require areas sufficient to permit migratory patterns, access to water, and access to seasonal forage areas. The preservation of natural and man-made corridors can serve this purpose. Conversely, seemingly minor intrusions into existing corridors can have significant unforeseen impacts. Natural lands corridors also serve important functions for humans, providing walking, jogging or cycling paths, or scenic vistas.

The identification of open space corridors within cities and Urban Growth Areas is of particular importance in meeting the requirements of GMA. Such corridors will include streams and their associated buffer areas, shorelines and intertidal areas, utility transmission paths, non-motorized trails, and scenic roadways. The comprehensive plans of several incorporated areas within the county have identified areas that may be important as open space corridors. These corridors may be located within city limits, or within UGAs, or within the broader Joint Planning Areas cooperatively identified between the county and the various communities. *Map 2 Illustrative Habitat Conservation Concept* in the Parks and Recreation Element identifies the open space corridors within and between the Urban Growth Areas associated with the cities of Langley and Oak Harbor. The map also conceptually identifies public lands, lands protected by conservation easements, and potential habitat corridors.

....

Map 1 (See Map 2 in the Parks and Recreation Element).